

To: Leane Heldenfels

From: [REDACTED]

Re: Appeal of Director's Decision to BOA – 2005 Manana Street Shoreline Stabilization Site Plan  
Application SP-2017-0082D

Date: July 6, 2017

Hi Leane,

I am the Applicant/Agent of Record for the Owner on the referenced matter. We are requesting an appeal to the BOA per LDC 25-2-475. The COA Building Official has issued the attached June 28, 2017 written determination (Exhibit A) in response to our May 10, 2017 request (Exhibit B).

We have included a check in the amount of \$2375.36 to memorialize the process and ensure that the 20-day appeal conditions have been met. We believe that the Agenda of September 18, 2017 would afford all interested parties sufficient time for preparation, and submittal of the necessary back-up materials to the Board for consideration.

Please let me know of any other conditions necessary for meeting the terms of LDC 25-2-475 and we will look forward to hearing back from you, thanks!

Kindest Regards,

**Rick Rasberry, CESSWI**

**Lake Austin Boat Dock & Shoreline Permits**

512-970-0371

[REDACTED]



Cc: [REDACTED]



505 Barton Springs Road Austin, TX 78704 | 512-978-4000 | [DevelopmentATX.com](http://DevelopmentATX.com)

June 28, 2017

Rick Rasberry  
Lake Austin Boat Dock and Shoreline Permits, LLC  
Via e-mail [REDACTED]

Re: 2005 Manana SP-2017-0082D

Mr. Rasberry:

This email is in response to your letter dated May 10, 2017, requesting a determination on whether the unpermitted construction of a wall located within Lake Austin qualifies for modification or maintenance of a non-complying structure as specified by City Code section 25-2-963(D)(8).

I have reviewed the information provided for this site and discussed the situation with City staff and have determined that the recently constructed wall does not qualify for modification or maintenance under this section of City code. The existing wall parallel to the shoreline appears to have been constructed after January 1, 1984. Additionally, there has been no evidence provided that indicates a permit was obtained to authorize construction as required by 25-2-963(D)(7).

Please further note that staff does not consider this wall a bulkhead as defined by 25-2-1172 for the following reason. The constructed wall within the lake is not "...for the purpose of stabilizing or modifying the shoreline" and does not appear necessary for the support of the existing bulkhead.

As an option, you may request an interpretation or variance from the Board of Adjustment. The Board of Adjustment staff liaison is Leane Heldenfels; she may be reached at [Leane.Heldenfels@austintexas.gov](mailto:Leane.Heldenfels@austintexas.gov) or 512-974-2202.

Please also note that the newly constructed wall within the lake does not comply with City Code sections 25-8-261 (*Critical Water Quality Zone Development*). As such, Land Use Commission variances may be required for site plan approval. Based on the information provided to date staff does not believe the variances would meet the findings-of-fact and would not be recommended for approval by staff.

Please let me know if you have any questions or require any clarification.

Sincerely,

A handwritten signature in blue ink, appearing to read "Beth Robinson", written over a light blue horizontal line.

Beth Robinson, P.E.,  
Managing Engineer, Land Use Review  
Development Services Department



May 10, 2017

Director of Development Services Department

EXHIBIT B1 OF 2

City of Austin

P.O. Box 1088

Austin, Texas 78767

Re: Request for Approved Variance LDC 25-8-261 (Critical Water Quality Zone Development) & LDC 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long), Shoreline Stabilization and Bulkhead Repair, SP-2017-0082D, 2005 Manana Drive on Lake Austin, TX

Dear Director:

On behalf of the Owner of the referenced property I am requesting approval of the proposed shoreline stabilization and bulkhead repair site plan SP-2017-0082D.

The existing residential lot/property has been fully developed with a single-family residence and accessory boat dock for several decades. The proposed plans and specifications comply with City Code 25-7-62 along with all other parts of City Ordinance No. 20140626-113 *Relating to the Lake Austin Zoning District and the Regulation of Boat Docks, Bulkheads, and Shoreline Access*.

City of Austin Review Staff have determined that the existing shoreline stabilization structures and bulkhead may not be conforming with the rule conditions of LDC 25-8-261 and LEC 25-8-368; thus, necessitating an Environmental Commission variance hearing process.

The existing shoreline stabilization structures and bulkhead have been developed on the property for more than fifty (50) years and should be accepted by the Director per the rule conditions of LDC 25-2-963(D)(8). The property Owner disagrees with the Staff findings claiming that the existing repairs and improvements would command Commission(s) variance approval, and would further contend that any lawful rule variance conditions should be approved administratively by "the Director" for the grandfathered shoreline stabilization/bulkhead repairs. However, the Owner has agreed to take whatever action is demanded by COA to avoid delays with anticipation for reasonable and timely application processing of the repair plans and applications.

Director of Development Services Department

Request for Approved Variance LDC 25-8-261 & LDC 25-8-368, SP-2017-0082D

May 10, 2017

Page 2

The existing shoreline stabilization method has been successfully used on the site for many decades. Additionally, the existing development method provides greater overall environmental protection than is achievable without any variance, is the minimum change (repair) necessary to allow for reasonable use of the shoreline property, does not create a significant probability of harmful consequences; and will result in equal or improved water quality.

It should be noted that the property Owner is seeking no special privilege to repair the bulkhead and other necessary appurtenances not already given to owners of other similarly situated property with approximately contemporaneous development, and as provided. The proposal would result in promoting ecological function and maintaining the natural character of the lakeshore. Any denial of the requested application for Site Plan would be construed as deprivation of a privilege given to other property owners and would effectively deny the property Owner a reasonable use.

Please let me know if you should have any questions or require any additional information and we look forward to receiving your favorable reply of acceptance.

Very truly yours,

*Rick Rasberry*

Ricky "Rick" Rasberry, CESSWI


 • Section 25-7 (Domestic)  
 • Section 25-8-364 (Insider's Information)  
 • CMA ICA 11.3.2 (Foreign Corrupt Practices for Domestic Subsidiaries)

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\_\_\_\_\_  
Name: *Jeffrey L. Tucker, PE*  
\_\_\_\_\_  
Title: *President*  
\_\_\_\_\_  
Company: *Tucker Engineering, Inc.*  
\_\_\_\_\_  
Address: \_\_\_\_\_  
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Fax: \_\_\_\_\_  
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E-mail: \_\_\_\_\_

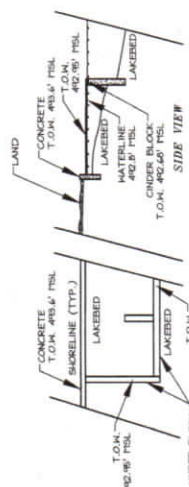
Revised Final Plan (RFP) (R) Tiedline	1.8K Crys- talline in resins	21 steps on 1 mil anilines (see manufacturers for manufacturers)	1,500 to 4,000 lbs (see manufacturers for manufacturers)	15,000 to 4,000 lbs (see manufacturers for manufacturers)
Clear hardened Mach (Mach)	1.8K Crys- talline in resins	21 steps on 1 mil anilines (see manufacturers for manufacturers)	1,500 to 4,000 lbs (see manufacturers for manufacturers)	15,000 to 4,000 lbs (see manufacturers for manufacturers)

## URBAN FOREST ACCOUNTING

TOTAL APPENDIX F TREE PATCHES SURVIVED: 204  
TOTAL APPENDIX F TREE PATCHES REMOVED: 0  
TOTAL FROM APPENDIX F TREE PATCHES REMOVED: 0  
TOTAL ATTIGATION PATCHES PLAYED (FCM3.5.4): 0

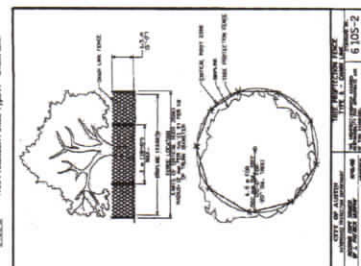
- Native Iris (*Iris fulva*, hexagonal, or virginiana)
- Obedient plant (*Physostegia angustifolia*)
- Bald cypress (*Taxodium distichum*)
- Cardinal flower (*Labellia cardinalis*)
- Eastern gamagrass (*Tripsacum dactyloides*)
- Horsetail (*Equisetum hyemale* or *laevigatum*)
- Inland seaoad (*Chaeranthium trifolium*)
- Dwarf palmetto (*Sabal minor*)
- Lindheimer muly (*Muhlenbergia lindheimeri*)
- Turk's cap (*Malvastrum arboreum*)
- Soft rush (*Juncus effusus*)
- Spider lily (*Hymenocallis liriodenae*)
- Bottlebrush (*Cephalanthus occidentalis*)

Specific Plant types selected from this list and specific locations to be determined by owner and owner's landscape professional



AS-BUILT BULKHEADS  
AND RETAINING WALLS  
(SURVEY DATE 2-3-17)

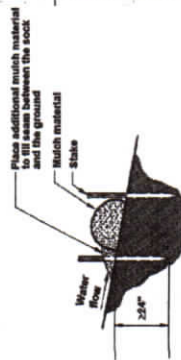
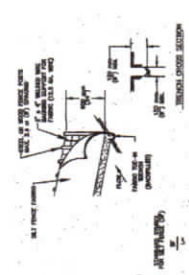
T.O.W. (TOP OF WALL)



## CONTRACTOR NOTE.

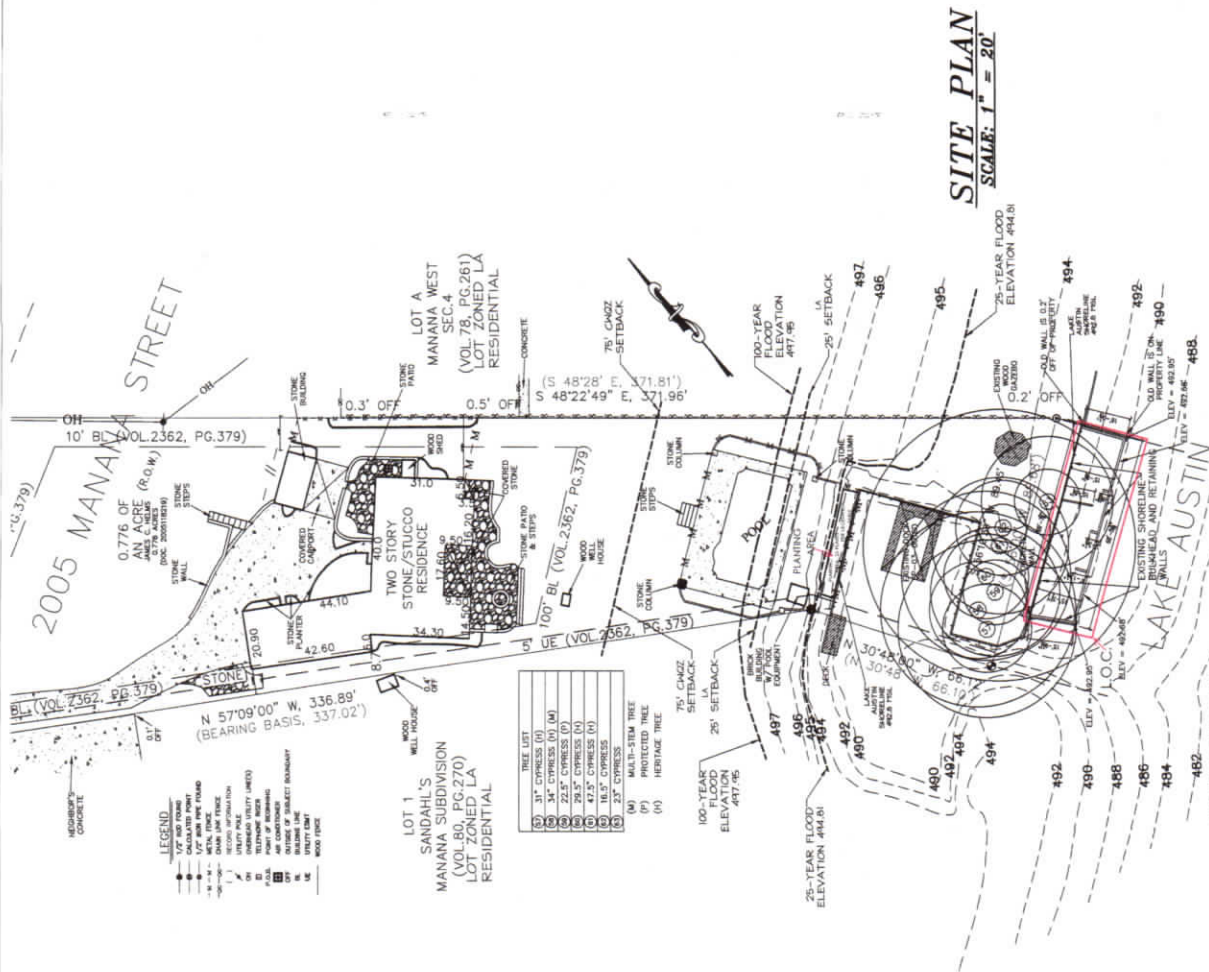
ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD/ OR MODIFY EROSION AND SEDIMENTATION CONTROLS AT THE SITE TO KEEP THE PROJECT IN COMPLIANCE WITH CITY OF AUSTIN RULES AND REGULATIONS

Permanent improvements are prohibited within the shoreline setback area [LDC 25-2-501(B)(3)]



**MULCH SOCK**

SCALE: NO SCALE



INSTALL AT LEAST TWENTY-THREE (23) WETLAND PLANTS WITHIN THE 10' LA SHORELINE VEGETATION SETBACK PER THE VEGETATION TABLE LISTED ABOVE

ENGINEER SIGNATURE AND SEAL PER CITY CODE SECTION  
S-2-1173.

Jeffrey L. Jackson, P.E.  
Graduate of 1982

**TUCKER**  
Engineering

Tachis Engineering, Inc., Nations Incorporated 22-4611  
1381 Oakdale Trail, Suite 313, Roswell, GA, Tenn 37061  
Phone (412) 261-7477 • Website [www.tachis.com](http://www.tachis.com)

January 19, 2017

City of Austin

Development Services Department

PO Box 1088

Austin, TX 78716

To Whom It May Concern:

I, Gail Findlay, own the property at 2005 Manana St. I wish to repair the failing bulkhead, retaining walls, and other necessary appurtenances on the property. Rick Rasberry is my authorized agent for the City of Austin applications needed for the subject property. Please contact me if you have any questions.

Kindest Regards,



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Signature



## NOTICE OF FILING OF APPLICATION FOR ADMINISTRATIVE APPROVAL OF A SITE PLAN

Este aviso es para informarle que hemos recibido una aplicación de un plan de sitio dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-2193.

**Mailing Date: April 13, 2017**

**Case Number: SP-2017-0082D**

The City of Austin has sent this letter to inform you that we have received an application for administrative approval of a site plan. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application. An administrative site plan does not require a public hearing but is considered for approval by the Director of the Development Services Department. **A decision will not be made regarding this application before Apr 27, 2017, which is the fourteenth day following the issuance of this notice (Austin City Code, Section 25-1-133(D)).** Below you will find information regarding the application.

<b>Project Name:</b>	<b>2005 Manana Street</b>
<b>Project Location:</b>	<b>2005 Manana Street</b>
<b>Project Description:</b>	<b>The applicant is proposing to repair and replace existing stabilization structures with all associated improvements.</b>
<b>Applicant:</b>	<b>Lake Austin Boat Dock &amp; Shoreline Permits, Rick Rasberry, (512) 970-0371</b>
<b>Owner:</b>	<b>Gail Findlay, 512-327-4916</b>

You can find more information on this site plan by inserting the case number at the following Web site:  
**[https://www.austintexas.gov/devreview/a\\_queryfolder\\_permits.jsp](https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp)**.

**For questions about the proposed development please contact the applicant, Rick Rasberry, at (512) 970-0371. For technical questions about the permitting process, please contact the case manager, Michael Simmons-Smith at 512-974-1225 or via e-mail at [michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov) and refer to the case number located on this notice. You may examine the site plan at One Texas Center by appointment or between the hours of 8:00 a.m. and 11:00 a.m. with the case assistant, Ramon Rezvanipour at (512) 974-3124 or via email, [ramon.rezvanipour@austintexas.gov](mailto:ramon.rezvanipour@austintexas.gov), Monday through Friday. The case manager's office is located at One Texas Center, 4<sup>th</sup> Floor, 505 Barton Springs Road, Austin, Texas.**

In addition, you may become an interested party to this application if you meet certain City Code requirements (please see the attached page of this notice). As an interested party you will receive notice of the Director's determination on this application. Because it is an administrative site plan, ***there is no appeal of an approval of this application in the City Code.*** However, you may have the right to appeal some decisions regarding the application. **To become an interested party, you must meet certain requirements (please see the attached page of this notice), then contact the case manager in writing or by telephone before Apr 27, 2017, and provide your name, telephone number, mailing address, and a general description of your issues of concern. If contact is by telephone, you must confirm the request to be an interested party in writing to the case manager by May 04, 2017.**

For additional information on the City of Austin's land development process, please visit our web site at:  
[www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).

INFORMACIÓN DE PARTES INTERESADAS

Las partes interesadas están específicamente definidas en la sección 25-1-131 del Código de la ciudad. Para ver el código en línea, vaya a este enlace: <https://www.municode.com/library/tx/austin>.

Además del dueño o solicitante que aparece en una aplicación, una persona puede llegar a ser una parte interesada, si se comunican su interés a la Ciudad a través del Administrador de este caso y si cumplen al menos uno de los siguientes criterios: 1) que ocupan una residencia principal que está dentro de 500 pies del sitio del desarrollo propuesto; 2) son el propietario registro de propiedad dentro de 500 pies del sitio del desarrollo propuesto; 3) que es un funcionario de una organización del medio ambiente o en el vecindario que tiene un interés en el sitio del desarrollo propuesto o cuyos límites son dentro de 500 pies del sitio del desarrollo propuesto.

Si una persona cumple los criterios para convertirse en una parte interesada, deberán comunicar su interés por la entrega de una declaración por escrito al Administrador del Caso.

**La comunicación debe:** 1) en general, identificar las cuestiones de interés; 2) incluir el nombre de la persona, número de teléfono y dirección postal; 3) si la comunicación es por teléfono, ser confirmada por escrito a más tardar siete días después de la primera fecha en la que la acción sobre la aplicación se puede producir.

Comentarios escritos deberán ser sometidos a la persona designada en la noticia oficial. Comentarios sobre un formulario separado debe incluir el número de caso y el nombre de la persona designada en la noticia oficial.

Número del caso: SP-2017-0082D  
Contacto: Michael Simmons-Smith, 512-974-1225 o  
Ramon Rezvanipour, (512) 974-3124

☐ Cumpló con los requisitos para y solicito hacer parte interesada

Nota: Toda la información de contacto es obligatorio.

Nombre (en letra de imprenta)      Número de teléfono

Dirección (es) afectada por esta aplicación (calle, ciudad, código postal)

Dirección postal (calle, ciudad, código postal)

Firma Fecha

Comentarios:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Envíe el formulario a:  
City of Austin  
Development Services Department  
Atención: Michael Simmons-Smith  
P. O. Box 1088  
Austin, TX 78767-1088

# INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:  
<https://www.municode.com/library/tx/austin>

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the Case Manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by delivering a written statement to the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; 3) be delivered before the earliest date on which action on the application may occur; and 4) if the communication is by telephone, be confirmed in writing not later than seven days after the earliest date on which action on the application may occur.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SP-2017-0082D

Contact: Michael Simmons-Smith, 512-974-1225 or  
 Ramon Rezvanipour, (512) 974-3124

☐ I meet the requirements for and request to be an interested party

Note: All contact information is mandatory.

Name (please print) \_\_\_\_\_ Telephone number \_\_\_\_\_

Address(es) affected by this application (Street, City, ZIP Code) \_\_\_\_\_

Mailing address (Street, City, ZIP Code) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments: \_\_\_\_\_

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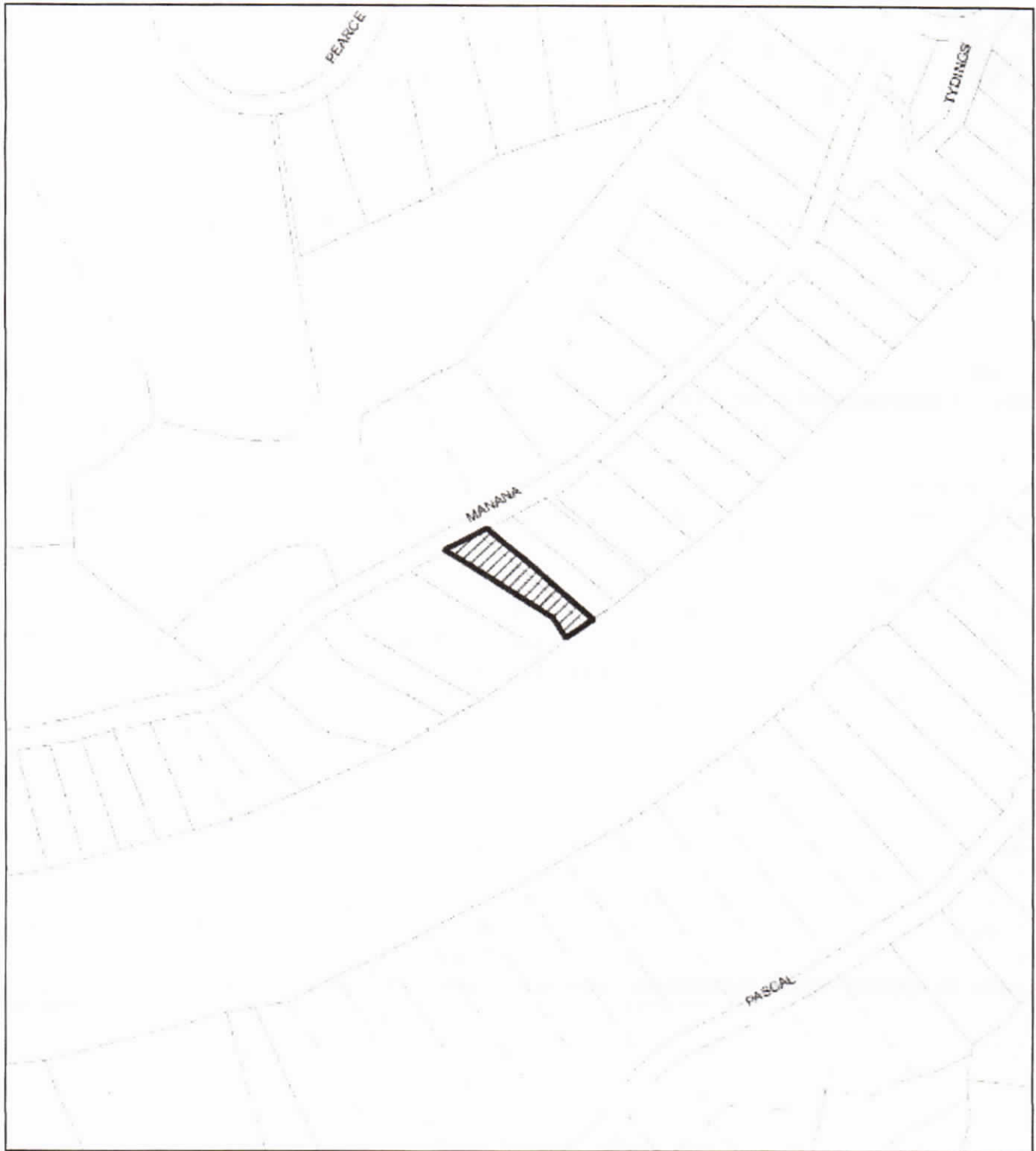
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Mail comment forms to:

City of Austin  
 Development Services Department  
 Attn: Michael Simmons-Smith  
 P. O. Box 1088  
 Austin, TX 78767 1088



Subject Tract



Base Map

CASE#: SP-2017-0082D  
LOCATION: 2005 Manana St.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

**Rick Rasberry**

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**From:** [REDACTED]  
**Sent:** Friday, July 7, 2017 12:22 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: 2005 Manana St BOA Application

That's correct Leane, no new evidence will be provided. Thanks for the clarity.

Kindest Regards,  
 Rick

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**From:** Heldenfels, Leane <Leane.Heldenfels@austintexas.gov>  
**Sent:** Friday, July 7, 2017 12:15:49 PM  
**To:** [REDACTED]  
**Subject:** RE: 2005 Manana St BOA Application

Hi Rick - I see in your application where you will provide further evidence once the case is validated, placed on a Board agenda. But, I just wanted to ck and make sure that the staff did see that evidence in making it's determination? If not, it should be provided to staff first before we take the case to the Board.  
 Leane

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Friday, July 07, 2017 8:03 AM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** 2005 Manana St BOA Application

Good Morning Leane,

Attached are the completed application, COA letter affirming "interested party" status, and draft Site Plan submitted to COA on March 9, 2017 -- provided in accordance with LDC 25-1-182. Please let me know of any other needs as you seek an opinion from the City attorney.

Kindest Regards,

Rick Rasberry, CESSWI  
 Lake Austin Boat Dock & Shoreline Permits  
 512-970-0371  
 [REDACTED]

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Thursday, July 6, 2017 1:35 PM  
**To:** [REDACTED]  
**Subject:** 2005 Manana

Hi Rick - I've received attached and check for application filing fee, but will also need completion of application form (I've attached one). Once I have that completed form then I'll seek opinion of the City attorney that it is a valid appeal application, submitted

timely (I believe it is) and then I can confirm the item being heard on the Board's agenda/which one (that is at discretion of the Chair, he may prefer to have it heard on a separate, special called meeting agenda).

You can complete the application, have it signed and then scan and send it back to me - no need for original to be delivered to my mailbox.

Advise if you have questions - note that for an interpretation appeal that you've applied for no life safety permit and/or inspection will be required. That is only a requirement of a special exception to setback requirements.

Take care,

Leane Heldenfels, Planner Senior

Board of Adjustment Liaison

City of Austin Development Services Department One Texas Center, 1st Floor, Development Assistance Center

505 Barton Springs Road

Office: 512-974-2202

Follow us on Facebook, Twitter & Instagram @DevelopmentATX We want to hear from you! Please take a few minutes to complete our online customer survey.

Nos gustaría escuchar de usted. Por favor, tome un momento para completar nuestra encuesta.

Scheduled Meeting Disclosure Information (not applicable to walk-in consultations from 9a-12p weekdays in the Development Assistance Center where I office): In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: DSD Survey. Please note that all information provided is subject to public disclosure via DSD's open data portal.

-----Original Message-----

From: OTC01OlmosPark@austinetxas.gov [<mailto:OTC01OlmosPark@austinetxas.gov>]

Sent: Thursday, July 06, 2017 1:22 PM

To: Heldenfels, Leane

Subject: Scanned from a Xerox Multifunction Printer

Please open the attached document. It was scanned and sent to you using a Xerox Multifunction Printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location: 505 Barton Springs Rd/1st Floor

Device Name: OTC01OlmosPark

For more information on Xerox products and solutions, please visit <http://www.xerox.com>

**Rick Rasberry**

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**From:** [REDACTED]  
**Sent:** Wednesday, July 12, 2017 1:57 PM  
**To:** [REDACTED]  
**Subject:** RE: Manana appeal hearing date

Ok – the chair would rather put it on the 9/18 meeting rather than have a possibility of the owner not being able to attend if they'd like to. Sorry having to settle this so far in advance, just have internal notice research staff deadlines to meet.

Take care –  
 Leane

---

**From:** [REDACTED]  
**Sent:** Wednesday, July 12, 2017 10:57 AM  
**To:** Heldenfels, Leane  
**Subject:** Re: Manana appeal hearing date

Hi Leane, the owner is out of town right now and I've been unsuccessful in connecting. When I spoke with her previously, September was more preferred but please schedule at the convenience of the Chairman and we can adjust on our end accordingly.

Kindest Regards,  
 Rick

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**From:** Heldenfels, Leane <[Leane.Heldenfels@austintexas.gov](mailto:Leane.Heldenfels@austintexas.gov)>  
**Sent:** Wednesday, July 12, 2017 10:49:24 AM  
**To:** [REDACTED]  
**Subject:** Manana appeal hearing date

Hi Rick – your appeal is valid, the Chair would prefer to hold the hearing at a special called meeting 8/21 at 5:30p City Hall Council Chambers. Are you and your client available that date/time or is 9/18 your earliest available (I know your application requested this date)?

**Leane Heldenfels, Planner Senior**  
*Board of Adjustment Liaison*  
[City of Austin Development Services Department](#)  
 One Texas Center, 1st Floor, Development Assistance Center  
 505 Barton Springs Road  
 Office: 512-974-2202



Follow us on [Facebook](#), [Twitter](#) & [Instagram](#) @DevelopmentATX  
 We want to hear from you! Please take a few minutes to complete our [online customer survey](#).  
 Nos gustaría escuchar de usted. Por favor, tome un momento para [completar nuestra encuesta](#).

**Scheduled Meeting Disclosure Information (not applicable to walk-in consultations from 9a-12p weekdays in the Development Assistance Center where I office):** In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: **DSD Survey**. Please note that all information provided is subject to public disclosure via DSD's open data portal.

**Rick Rasberry**

**From:** [REDACTED]  
**Sent:** Thursday, August 17, 2017 12:21 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** 2005 Manana St BOA Process -- Safety Inspection 25-2-476

Good Afternoon Mr. Hernandez,

I believe you may now see that COA has scheduled a public hearing for the matters per LDC 25-1-214 as follows:

#### FOLDER DETAILS

**Permit/Case:** 2017-000043 BA  
**Reference File Name:** C15-2017-0043  
**Description:** Interpretation appeal of City staff decision regarding whether a bulkhead is existing or new  
**Sub Type:** Interpretation  
**Work Type:** Residential  
**Project Name:** 2005 MANANA STREET  
**Status:** Awaiting Hearing  
**Application Date:** Aug 15, 2017  
**Issued:**  
**Expiration Date:**  
**Related Folder:** No

#### FOLDER INFO

Description	Value
BOA/SRB Case Manager	Leane Heldenfels
Hearing Date	2017-09-18

I am the Authorized Agent for the application under COA review and we are formally seeking Board of Adjustments "ACTION ON AN APPLICATION" per LDC 25-1-215. Please accept this request to the building official, to perform a "Health and Safety" inspection on the property in accordance with the COA's BOA Community Guidebook, and LDC 25-2-476. Please let me know when the inspection results are available, thanks!

Kindest Regards,

**Rick Rasberry, CESSWI**  
**Lake Austin Boat Dock & Shoreline Permits**  
**512-970-0371**



From: [REDACTED]  
Sent: Wednesday, July 5, 2017 10:53 AM

Subject: RE: 2005 Manana St BOA Process -- Safety Inspection 25-2-476

Hello Mr. Hernandez,

My apology, we will be delivering the attached BOA consideration request, along with the \$2375.36 fee payment to Ms. Heldenfels tomorrow. We will check back with you for scheduling the safety inspection after AMANDA shows the request for BOA consideration on your end.

Kindest Regards,

**Rick Rasberry, CESSWI**  
**Lake Austin Boat Dock & Shoreline Permits**  
**512-970-0371**



From: [REDACTED]  
Sent: Wednesday, July 5, 2017 10:40 AM

Subject: RE: 2005 Manana St BOA Process -- Safety Inspection 25-2-476

Hello,

The life safety inspection only applies to the special exception, I am not seeing anything that this is a special exception if I am incorrect a building permit will be required for the special exception. Once you obtain a building permit I can assist with the scheduling if necessary.

Respectfully,

Tony Hernandez  
Building Inspections Program Manager  
City of Austin Development Services Department  
505 Barton Springs Rd., 3rd. Floor  
Office: 512-974-1230  
Cell: 512-264-4842